



ZONING COMMISSION DECISIONS

**Wednesday, November 13, 2013
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Nick Genua, Chair, CD 7	<u>P</u>	Melissa McDougall, CD 5	<u>P</u>
Will Northern, CD 1	<u>P</u>	Namon Hollis, CD 6	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Robert West, CD 3	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Charles Edmonds, Vice Chair CD 4	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

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|---|-------|
| A. Swearing in of new Zoning Commissioners Northern and McDougall | Staff |
| B. Election of Officers | Staff |
| C. Briefing: Previous Zoning Actions by City Council | Staff |
| D. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess:

- 1) Standing item: Report of Activities of the City Plan Commission
- 2) Report from Commissioners concerning the 2013 American Planning Association Annual Conference

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, DECEMBER 3 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Presentation of Certificates of Appreciation to outgoing Commissioners Zadeh and Ferrell | Chair |
| C. Approval of October 9, 2013 Meeting Minutes | <u>9-0</u> |
| D. Continued Cases | |

1. ZC-13-127 TEXAS CHRISTIAN UNIVERSITY	3589 Bellaire Dr. N.	4.005	RECOMMENDED FOR APPROVAL 9-0
ac.	CD 3		
a. Applicant/Agent: Dunaway Assoc./Barry Hudson			
b. Request: <i>From:</i> "C" Medium Density Multifamily and "CF" Community			
Facilities <i>To:</i> "CF" Community Facilities			

2. ZC-13-142 BLUE MAPLE GROUP 8463 Old Denton Rd. 20.25 ac. CD 4	
a. Applicant/Agent: James W. Schell	RECOMMENDED FOR
b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/SU" Planned Development/Specific Use for electronic data storage center; site plan required	APPROVAL
	9-0

E. New Cases:

3. ZC-13-157 RAY AND LINDA SNIDER 9508 Park Drive 2.5 ac. CD 7	
a. Applicant/Agent: John A. Grant III	RECOMMENDED FOR
b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "A-2.5" One-Family	APPROVAL
	9-0
4. ZC-13-158 RITA AND BLAS RODRIGUEZ 2421 Pearl Ave 0.16 ac. CD 2	
a. Applicant/Agent: Noel Reyes	RECOMMENDED FOR
b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/A-5" Planned Development for "A-5" One-Family plus inside storage of roofing materials only; site plan included	DENIAL
	9-0
5. ZC-13-160 MARIO SANTIESTEBAN/MSCTLS PROPERTIES LLC 2723 Pearl Ave. 0.16 ac. CD 2	
a. Applicant/Agent: Yadira Garcia	RECOMMENDED FOR
b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "E" Neighborhood Commercial	APPROVAL
	9-0
6. ZC-13-161 ANTHONY WILLIAMS AND JEHAD MESH MESH 3024 Refugio Ave. 0.14 ac. CD 2	
a. Applicant/Agent: Anthony Williams	RECOMMENDED FOR
b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "E" Neighborhood Commercial	APPROVAL
	9-0
7. ZC-13-162 N. LUCILLE GILKEY 4023 E. Berry St. 0.16 ac. CD 5	
a. Applicant/Agent: Lucille Gilkey	CONTINUED 60 DAYS
b. Request: <i>From:</i> "ER" Neighborhood Commercial Restricted <i>To:</i> "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus funeral home or mortuary; site plan waiver requested	UPON COMMISSION'S
	REQUEST
	9-0
8. ZC-13-163 PURPLE PROPERTIES LLC 3128 Sandage Ave. 0.15 ac. CD 9	
a. Applicant/Agent: Robert Reardon	RECOMMENDED FOR
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family	APPROVAL
	9-0
9. ZC-13-164 D.R. HORTON TEXAS LTD. 1200 Block Sycamore School Rd. 6.12 ac. CD 8	
a. Applicant/Agent: Mark Allen P.E.	RECOMMENDED FOR
b. Request: <i>From:</i> "R1" Zero Lot Line/Cluster, and "E" Neighborhood Commercial <i>To:</i> "R1" Zero Lot Line/Cluster	APPROVAL
	9-0
10. ZC-13-165 NICHOLAS MARTIN JR. 8913 Randol Mill Rd. 5.61 ac. CD 5	
a. Applicant/Agent: Anton Mireiter	CONTINUED 60 DAYS
b. Request: <i>From:</i> "PD-933" Planned Development for "R2" Townhouse/Cluster uses, limited to 6 units per acre; site plan required <i>To:</i> Amend "PD-933" to "PD/CR" Planned Development for "CR" Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included	UPON APPLICANT'S
	REQUEST
	9-0
11. ZC-13-166 N W 28 th STREET PROPERTIES LTD. 1500 NW 28 th St., 2808-	

2812 Prairie 0.64 ac. CD 2	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: David Hopkins</p> <p>b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus two dumpster and storage of one trailer, site plan waiver requested</p>	
12. ZC-13-167 WILLOW RIDGE RESIDENTIAL PARTNERS LTD. 11470 and 11480 Willow Springs Rd. 6.52 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: James. W. Schell</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD-564" Planned Development for "A-5" One-Family with minimum 6,000 sq.ft. lots, site plan waiver requested</p>	
13. ZC-13-168 RC BLUFFS II, LP 5200 White Settlement Rd. 3.89 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: LVG Investments LLC/Richard Smith</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial and "I" Light Industrial <i>To:</i> "MU-1" Low Intensity Mixed Use</p>	
14. ZC-13-169 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2400-2800 Blocks SH 114 36.44 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: City of Fort Worth</p> <p>b. Request: <i>From:</i> Unzoned <i>To:</i> "I" Light Industrial</p> <p>c. This case is expected to be heard by City Council December 10, 2013</p>	
15. ZC-13-170 SANDRA EMERSON 11323 Golden Triangle Circle 0.14 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: Stacy Thompson</p> <p>b. Request: <i>From:</i> "MH" Manufactured Housing <i>To:</i> "A-5" One-Family</p>	
16. ZC-13-171 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CREATE AIRPORT OVERLAY DISTRICT AND RUNWAY PROTECTION ZONES FOR MEACHAM INTERNATIONAL AIRPORT CD ALL	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: City of Fort Worth</p> <p>b. Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:</p> <ul style="list-style-type: none"> Section 4.405 "Airport/Airfield Overlay" ("AO") District Of Article 4 "Overlay Districts", Of Chapter 4, "District Regulations" to add a new section, Section 4.405E, "Meacham International Airport"; providing regulations for Airport/Airfield Overlay Zones ("AO") and Runway Protection Zone ("AO-RPZ") Restrictions for incompatible uses within Runway Protection Zones for Meacham International Airport <p><i>To review the proposed amendments:</i> http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx</p>	
17. ZC-13-172 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: MAP AMENDMENT AIRPORT OVERLAY DISTRICT AND RUNWAY PROTECTION ZONES FOR MEACHAM INTERNATIONAL AIRPORT CD 2	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: City of Fort Worth</p>	

b. Request: *From:* “AG” Agricultural, “A-5” One-Family, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial, “PD-848 and “PD-848/HC” Planned Development for “I” Light Industrial uses plus airport related uses with exclusions with historic overlay *To:* Add Airport Overlay and Runway Protection Zone Overlay Districts

ADJOURNMENT:

12:41 P.M.

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.